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February 21, 2012

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**#21 OF FEBRUARY 21, 2012**

Agenda No. 47  
10/04/11

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Re: PROJECT NUMBER 00-196-(5)  
GENERAL PLAN AMENDMENT NUMBER 00-196-(5)  
SPECIFIC PLAN AMENDMENT NUMBER 00-196-(5)  
LOCAL PLAN AMENDMENT NUMBER 00-196-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced applications for a: general plan amendment to the Countywide General Plan; specific plan amendment to the Newhall Ranch Specific Plan; and local plan amendment to the Santa Clarita Valley Area Plan. These plan amendments are associated with Vesting Tentative Tract Map Number 53108-(5), Conditional Use Permit Number 00-196-(5), Conditional Use Permit Number 2005-00112-(5), and Oak Tree Permit Number 00-196-(5), and relate to a proposed mixed-use development consisting of, among other things, 270 single-family lots, 15 multi-family lots, 2 mixed-use/multi-family lots, 16 commercial lots, 83 open space lots, 3 recreation lots, 2 park lots, 5 trail-related lots, and 4 public facility lots, located north of the Santa Clara River and west of Interstate 5 in the Newhall Zoned District.

The project, known as Landmark Village, represents the first subdivision proposed under the Newhall Ranch Specific Plan, approved by your Board in 2003. At the completion of the hearing, your Board

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indicated an intent to approve these plan amendments and instructed us to prepare the appropriate resolutions for approval. Enclosed are proposed resolutions for your consideration.

Very truly yours,

JOHN F. KRATTLI  
Acting County Counsel

By

  
LAWRENCE L. HAFETZ  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:



RICHARD D. WEISS  
Acting Senior Assistant County Counsel

LLH:gl

Enclosure

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
RELATING TO THE ADOPTION OF  
GENERAL PLAN AMENDMENT NO. 00-196-(5);  
SPECIFIC PLAN AMENDMENT NO. 00-196-(5); AND  
LOCAL PLAN AMENDMENT NO. 00-196-(5)**

**WHEREAS**, section 65350, et seq., of the California Government Code provides for the adoption and amendment of a jurisdiction's general plan; and

**WHEREAS**, section 65450, et seq., of the California Government Code provides for the adoption and amendment of a specific plan to implement a jurisdiction's general plan; and

**WHEREAS**, the Board of Supervisors ("Board") of the County of Los Angeles ("County") adopted the Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

**WHEREAS**, the Board adopted the Santa Clarita Valley Area Plan ("Area Plan") in November 1984, which was updated in December 1990. The Area Plan is a component of the General Plan; and

**WHEREAS**, on May 27, 2003, the Board adopted the Newhall Ranch ("Newhall Ranch") Specific Plan ("Specific Plan"), which, among other things, addressed the development of an approximately 11,999-acre site consisting of 20,885 dwelling units and 423 second units, 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of community parks, and 5,159 acres of open space within two approved special management areas/significant ecological areas, and 869 acres of other open areas; and

**WHEREAS**, the permittee has requested the approval of General Plan Amendment No. 00-196-(5), Specific Plan Amendment No. 00-196-(5), and Local Plan Amendment No. 00-196-(5) (collectively the "Plan Amendments"), to remove "A" street as a secondary highway from the County highway plan in the General Plan and the circulation plan in the Area Plan, and to re-designate "A" street from a secondary highway to a local collector street in the Specific Plan; as shown in the attached Exhibits 1-6 (Exhibits 1 and 2: Los Angeles General Plan Highway Designation, existing and proposed; Exhibits 3 and 4: Santa Clarita Valley Area Plan Circulation Plan, existing and proposed; Exhibits 5 and 6: Newhall Ranch Specific Plan Circulation Plan, existing and proposed); and

**WHEREAS**, the County considers amendments to the General Plan in no more than four batches per year so that the cumulative effect of such amendments can be considered. The County considers the General Plan Amendment for this Project concurrently with General Plan Amendment No. 2009-00002-(2) as the first batch of

General Plan Amendments for 2012. General Plan Amendment No. 2009-00002-(2) is requested in connection with a mixed-use development near a transit station to redesignate a 3.2-acre portion of the project site located in unincorporated County territory from Category 1 (Low-Density Residential-1 to 6 Dwelling Units Per Net Acre) in the General Plan to Category 4 (High-Density Residential-22 or More Dwelling Units Per Net Acre) in the General Plan and to designate as Category 4 in the General Plan a 2.7-acre portion of the project site that is located within the City of Los Angeles ("City"), so that upon approval of the detachment of the incorporated portion of the project site by the Local Agency Formation Commission of Los Angeles County, a General Plan designation consistent with the remainder of the project site will be in place for the subject property. Both General Plan Amendment Nos. 00-196-(5) and 2009-00002-(2) modify provisions of the existing General Plan to allow for appropriate and orderly development of residential and mixed-use projects in the County; and

**WHEREAS**, Vesting Tentative Tract Map Number 53108-(5) ("Vesting Map") is a related request to authorize the construction of a mixed-use development consisting of, among other things: (a) 270 single-family lots; (b) 15 multi-family lots; (c) 2 mixed-use/multi-family lots; (d) 16 commercial lots; (e) 83 open space lots; (f) 3 recreation lots; (g) 2 park lots; (h) 5 trail-related lots; and (i) 4 public facility lots. The project, known as Landmark Village, is the first subdivision proposed under the Specific Plan; and

**WHEREAS**, Conditional Use Permit No. 00-196-(5) ("CUP I") is a related request to ensure that project-level improvements for Landmark Village are both consistent with the River Corridor Special Management Area ("SMA") of the Specific Plan, and the Board's previously approved CUP No. 94-087, which allows necessary improvements for development authorized by the Specific Plan within Significant Ecological Area ("SEA") 20 and SEA 23; and

**WHEREAS**, Conditional Use Permit No. 2005-00112-(5) ("CUP II") is a related request to authorize the development of off-site utilities, including water tanks, and grading in excess of 100,000 cubic yards and transport of graded materials. The project requires off-site grading and transport of up to 7 million cubic yards of fill for the Vesting Map site and other related development (i.e., debris basins, water/wastewater facilities, and the utility corridor). Of the 7 million cubic yards of fill, 5.8 million cubic yards of fill will be imported from the Adobe Canyon borrow site, and 1.2 million cubic yards of fill will be imported from the Chiquito Canyon grading site; and

**WHEREAS**, Oak Tree Permit No. 00-196-(5) ("Oak Tree Permit") is a related request to authorize the removal of 65 oak trees, including 10 heritage oaks. The Oak Tree Permit also seeks authorization to encroach into the protected zone of eight oak trees, including two heritage oaks; and

**WHEREAS**, the Board conducted a duly-noticed public hearing in the matter of the Plan Amendments on October 4, 2011. The Plan Amendments were heard concurrently with the Vesting Map, CUP I, CUP II, and Oak Tree Permit. The County

Regional Planning Commission previously conducted a duly-noticed public hearing on the Plan Amendments, Vesting Map, CUP I, CUP II, and Oak Tree Permit on January 31, 2007, February 28, 2007, and January 9, 2008.

**WHEREAS**, the Board finds:

1. The Vesting Map proposes the development of 1,444 residential units, consisting of 270 single-family units, 1,105 multi-family units, and 69 mixed-use/multi-family units, up to 1,033,000 square feet of non-residential use, including mixed-use commercial office and retail space, approximately 60 acres of open space, an approximate 9.9-acre community park, an 0.6-acre private park, 5.8 acres of private recreational facilities, a multi-use trail system and trailhead, a 9.7-acre elementary school, a park and ride lot, a recycled water booster pump station, and a fire station. The Vesting Map also reserves sites for the development of future State Route 126 ("SR-126"), and light rail.
2. The project will include on-site and off-site project-related infrastructure, including domestic and reclaimed water systems (such as off-site water tanks), utilities, such as sanitary sewers, cable, gas, and fiber optics located on site and within an off-site utility corridor, and private driveways and public streets. All such infrastructure will be developed in compliance with the Specific Plan.
3. The project proposes the development of several off-site project-related improvements on 749.7 acres that, for the most part, are within the approved Specific Plan boundary. These off-site improvements include: (1) a 227-acre utility corridor generally running along SR-126 and Interstate 5 ("I-5"), which would extend municipal services to and from the site; (2) a demineralization facility and related brine disposal well immediately adjacent to and within the utility corridor; (3) four debris basins for stormwater flows collected by the project's storm drainage system on approximately 120 acres of land, located directly north of SR-126 and east and west of Chiquita Canyon; (4) the Long Canyon Road Bridge; (5) bank stabilization, east and west of the site; (6) storm drainage improvements; (7) a potable water tank; (8) the conversion of an existing potable water tank to a recycled water tank; and (9) a cut and fill grading operation allowing fill to be imported to the site from an 181-acre Adobe Canyon borrow site.
4. The Vesting Map proposes to subdivide the site into a total of 422 lots, including:
  - A. 270 single-family lots, 15 multi-family lots, and two mixed-use/multi-family lots, for the development of 1,444 residential dwelling units, consisting of 270 single-family units, 1,105 multi-family units, and 69 mixed-use/multi-family units.
  - B. 16 commercial lots for up to 1,033,000 square feet of office, retail, and service use.

- C. 83 open space lots.
  - D. Three recreation lots.
  - E. Two park lots.
  - F. Five trail-related lots, including one trailhead lot, two multi-use trail lots, and two Class I bike trail lots.
  - G. Four public facility lots, including one school lot, one fire station lot, one park-and-ride lot, and one lot for a recycled water booster pump station.
  - H. 13 water quality/debris basin lots.
  - I. Two utility corridor lots.
  - J. Four transportation-related lots, consisting of three lots for the future SR-126 right-of-way, and one lot for a private driveway and fire lane.
  - K. Three lots reserved for future light-rail services.
5. The site is approximately 1,042 gross acres in size and located north of the Santa Clara River, south of SR-126, east of the Ventura County boundary, and west of I-5 in the Newhall Zoned District. The gross acreage includes the subdivided acreage and the acreage for off-site development. The Specific Plan area is divided into five "villages," and Landmark Village represents the first phase of development within the Riverwood Village area.
  6. The net acreage of the site, i.e., the subdivided acreage, is 292.6 acres, consisting of parcels 8, 9, 10, and portions of 7, 20, and 21 of the previously recorded Parcel Map No. 24500-01. To facilitate development of the site, several off-site improvements will be developed on an additional approximate 749.7 acres that, for the most part, will be within the approved Specific Plan boundary.
  7. The site is unimproved, irregular in shape with variable sloping terrain, and currently utilized for agricultural activity. Approximately 254 acres of the site have been used for irrigation and other portions of the site have been used for cattle grazing and oil and gas production. The majority of the site has been disturbed by historic and ongoing agriculture activity. The project area, including off-site areas, contains sensitive biological resources and habitat types, including special-status species. The Santa Clara River, located along the southern portion of the site, is within the River Corridor SMA established by the Specific Plan and SEA 23.

8. Access to the site is provided by SR-126 to the north and by existing agricultural roads to the west. Connections to the proposed roads within the site will be provided by Long Canyon Road, a major highway, to the west, and Wolcott Road, a collector road, to the east.
9. The surrounding land uses include:
  - North: Vacant property, residential uses, Chiquita Canyon Landfill, and Valencia Commerce Center;
  - South: The Santa Clara River and vacant land;
  - East: Castaic Creek and Travel Village Recreational Vehicle Park, light industrial uses, agricultural land, and the Valencia Water Reclamation Plant ("WRP"); and
  - West: Vacant property and agricultural land.
10. The surrounding zoning includes:
  - North: A-2-2 (Heavy Agriculture – Two Acres Minimum Required Area), A-2-5 (Heavy Agriculture – Five Acres Minimum Required Area), M-1.5-DP (Restricted Heavy Manufacturing – Development Program ("DP")), and Specific Plan;
  - South: Specific Plan;
  - East: A-2-5, M-1.5 (Restricted Heavy Manufacturing), P-R (Restricted Parking), C-R (Commercial Recreation), and Specific Plan; and
  - West: Specific Plan.
11. The zoning of the subject property is "Specific Plan," which zoning became effective on June 26, 2003, following adoption of Ordinance No. 2003-0031Z ("Zone Change"). The Zone Change was adopted in connection with the approval of the Specific Plan.
12. The project includes community facilities which will provide essential public services to the community without imposing undue costs, and which is consistent with the objectives and policies of the Specific Plan, Area Plan, and General Plan.
13. In connection with the Specific Plan, the Board adopted the Newhall Ranch Master Trails Plan, a comprehensive system of trails throughout the Specific Plan area, providing potential connection points to regional trail systems within the Santa Clarita Valley. The Vesting Map's proposed trails and paths are located within the River Corridor SMA/SEA 23, which location is consistent with the Specific Plan. These trails include a portion of the Santa Clara River Trail, an improved pedestrian and bicycle route, and an equestrian trail.
14. Two transport routes associated with grading for the project are proposed to cross the River Corridor SMA/SEA 23, both of which generally coincide with operational agricultural river crossings already permitted by the California

Department of Fish and Game ("Fish and Game"). All off-site transport of materials shall comply with the applicable requirements of the County and other governmental agencies.

15. Reservation of a light rail right-of-way is proposed in conjunction with the project and the Specific Plan development as a whole. The right-of-way will run parallel to SR-126 extending east and west from the project site. The right-of-way will cross the River Corridor SMA/SEA 23 at two points beyond the geographic limits of Landmark Village, both east and west of the site directly south of the SR-126 right-of-way. The project will also facilitate the creation of transit service from Santa Clarita Transit, bus stops, and pads and turnouts that are part of the project. A park-and-ride lot/future transit station is also part of the project.
16. A program-level environmental impact report ("Program EIR") was certified by the Board under the California Environmental Quality Act ("CEQA") in connection with adoption of the Specific Plan in 2003. The Program EIR found that, with development of the Specific Plan, significant unavoidable impacts would result to agricultural resources, biological resources, visual resources, air quality, and solid waste disposal. A Statement of Overriding Considerations ("SOC") was adopted by the Board in connection with the Program EIR, which concluded that there were significant overriding benefits with approval of the Specific Plan, including the preservation of nearly 1,000 acres of the Santa Clara River, about 4,200 acres of High Country SMA/SEA 20, and approximately 1,517 acres of the Salt Creek area and other open areas. Other overriding benefits included the preservation of the River Corridor SMA/SEA 23 to retain significant riparian vegetation and habitat, the development of over 50 miles of trails including portions of the Santa Clara River Trail, and the provision of parks, schools, fire stations, and 2,200 affordable housing units.
17. A project level Initial Study was prepared for Landmark Village in compliance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment, and thus found that a project-level EIR ("Project EIR") was required for the project.
18. The draft Project EIR prepared for Landmark Village identified potential impacts that were found to be less than significant with project mitigation in the areas of geology and soils, hydrology, water quality, biota, floodplain modifications, traffic/access, water resources, wastewater disposal, sheriff services, fire protection services, education, parks, libraries, utilities, mineral resources, environmental safety, cultural/paleontological resources, and climate change. The draft Project EIR also found that the proposed project would result in significant and unavoidable impacts related to visual quality, noise, air quality, solid waste disposal, and agricultural resources.



19. With respect to the project's potential noise impacts, following further review and revision to the draft mitigation measures, the final Project EIR for Landmark Village concluded that the identified impacts would be reduced to less than significant levels. Of the remaining significant and unavoidable impacts for Landmark Village, each was previously identified and included in the SOC for the Program EIR in connection with the Specific Plan and WRP.
20. During the public hearing process for the project, the County Department of Regional Planning ("Regional Planning") received correspondence from interested parties, environmental organizations, and responsible agencies pertaining to the project. Regional Planning also received correspondence, comments, and/or recommendations from interested County departments and other state and local agencies, including Fish and Game, the Regional Water Quality Control Board ("Regional Board"), the Native American Heritage Commission, the California Highway Patrol, the California Department of Transportation, the Southern California Association of Governments, the City of Santa Clarita, the County of Ventura, the United Water Conservation District, the Castaic Lake Water Agency ("CLWA"), Audubon California, the Sierra Club, the California Water Network, the Santa Clarita Organization for Planning and the Environment, the Piru Neighborhood Council, and the Friends of the Santa Clara River.
21. During the Commission's public hearing sessions, the Commission heard presentations from staff, the permittee and its representatives, and testimony from the public. Much of the public testimony reiterated comments previously received in writing on the draft Project EIR for the project.
22. At different points during the public hearing process, the permittee was requested to provide additional information concerning a number of issues, including the potential incorporation of wireless technology within the entire project site, community sustainability and smart growth as they relate to the project, ownership and maintenance of the project's passive park, the design of the elementary school and public community park, waste-to-energy facilities, trailhead and trail connections, cul-de-sacs along the project's western edge, setbacks from riparian areas, the status of ammonium perchlorate clean-up in the involved groundwater basin, and comments from the United Water Conservation District and the Audubon Society. The permittee's responses to these requests included information that:
  - A. High-speed wireless technology (WiFi or its future equivalent) can be incorporated into commercial, mixed-use, and public areas within the site.
  - B. Discussions were held with the Castaic School District and the County Department of Parks and Recreation ("Parks"), resulting in a proposed school plan depicting a 9.7-acre site centrally located and surrounded on three sides by a community park.

- C. The passive portion of the community park will be maintained by a homeowners' association but will be open to the public.
  - D. Discussions with the Sanitation Districts of Los Angeles County ("Sanitation Districts") indicated that waste-to-energy facilities are no longer considered feasible due to permitting and regulatory requirements.
  - E. The project's trailhead location generally will be located west of Long Canyon Road, but will be determined in final consultation with Parks.
  - F. A 100-foot east/west setback will span the Santa Clara River, as required by the Specific Plan.
  - G. The CLWA and local water purveyors are proceeding with a containment and action plan to address perchlorate contamination in portions of the Saugus and Alluvium aquifers. In that connection, as of August 2011, five of the six originally impacted wells identified in the plan either have been returned to service with incorporation of perchlorate treatment facilities, or replaced by new wells drawing from the non-impacted portion of the groundwater basin. The five wells collectively restore much of the temporarily lost well capacity, and an additional two wells will be drilled to restore the operational flexibility that existed prior to the detection of perchlorate in these wells. As to the recent detection of perchlorate in Valencia Water Company ("VWC") Well 201, VWC plans to actively seek remediation of this well and restore its capacity in the near term.
  - H. The United Water Conservation District provided comments that the draft Project EIR complies with the terms of the Whittaker Bermite settlement agreement, which agreement was entered into in 2001 among the County, the District, and the permittee to resolve a lawsuit brought by the District to challenge the Specific Plan EIR and related project approvals.
  - I. Additional wintering surveys have been completed for birds cited by the Audubon Society, and those surveys have been included in the Final Project EIR and do not change its conclusions. Additionally, the Mitigation Monitoring Plan ("MMP") for the project requires nesting surveys to be conducted if development occurs during the nesting season.
  - J. The permittee has prepared a sustainability summary, which incorporates sustainability measures into the project.
23. On February 28, 2007, at the conclusion of public testimony and Commission discussion, the Commission closed the public hearing, directed staff to prepare the Final Project EIR and final approval documents, and directed the permittee to resubmit the Vesting Map to the County's Subdivision Committee for technical corrections and design changes required by staff and/or the Commission.

24. On May 2, 2007, the permittee submitted the revised Vesting Map to the Subdivision Committee, which thereafter recommended its approval.
25. In November 2007, the Final Project EIR for the project was completed, including all comments and responses to the draft Project EIR, additional technical appendices, and other information. Regional Planning staff thereafter submitted the Final Project EIR to the Commission for review and also made it available for review to State and local agencies and other interested parties.
26. On January 9, 2008, the Commission adopted a resolution recommending that the Board certify the Final Project EIR and approve the Vesting Map and related entitlements for Landmark Village. The Commission also recommended that the Board approve the CEQA Findings of Fact and Statement of Overriding Considerations ("Findings and SOC"), as well as the MMP for the project.
27. In June 2008, LandSource Communities Development, LLC, the owner of the permittee, filed a voluntary petition for Chapter 11 bankruptcy protection in the United States Bankruptcy Court. As a LandSource subsidiary, the permittee was included in the bankruptcy filing, which was brought about because LandSource was unable to reach agreement with its lenders on a plan to modify and restructure its debt, all of which occurred in conjunction with a precipitous decline in real estate values in California and throughout the nation.
28. In July 2009, the Bankruptcy Court approved a reorganization plan for LandSource and each of the debtor entities, and authorized the debtor entities to implement an approved reorganization plan effective July 31, 2009. As a result of the reorganization, LandSource emerged from Chapter 11 bankruptcy with sufficient working capital and additional resources and financial flexibility necessary to focus on, among other things, planning and developing the Newhall Ranch project.
29. Following approval of the reorganization plan, from August through December 2009, the permittee worked with County staff to update the project and associated environmental documents. The permittee made minor changes to the overall project, including changes related to the alignment of the utility corridor, the siting of water tank facilities, and modifications to one of the borrow sites to increase the buffer surrounding a known San Fernando Valley Spineflower location. Also during this period, a revised draft Project EIR ("Revised Draft Project EIR") was prepared to, among other things: (a) add a global climate change section; (b) update and refine the project description; (c) update the biota section to include additional recommended mitigation measures; (d) update the traffic/access cumulative impacts analysis of both arterial and freeway segments; and (e) revise the water service section to reflect new developments and other information concerning the availability and reliability of the Santa Clarita Valley's water supplies. Based on this new environmental information, Regional Planning staff determined that the Revised Draft Project EIR should be recirculated for

public review. The public comment period for the recirculated environmental documents began on February 1, 2010, in accordance with CEQA.

30. In response to comments submitted on the Revised Draft Project EIR, the Vesting Map was revised to reflect, among other things, an additional setback from riparian resources falling within the jurisdiction of Fish and Game.
31. Pursuant to section 22.60.230(B)(2) of the County Code, because the Plan Amendments are legislative acts and require Board approval, the related entitlements, including the Vesting Map, CUP I, CUP II, and Oak Tree Permit were called up for review by the Board concurrently with the request for the Plan Amendments.
32. Immediately preceding the Board's public hearing on the project, the Board received additional written correspondence relating to the project. Topics addressed in the correspondence included the project's potential impacts to the Santa Clara River, the detection of perchlorate in the groundwater basin, and chloride levels in wastewater discharge. County staff reviewed each of the comments and prepared written responses to each, which were provided to the Board prior to the public hearing in a document entitled, County Staff Responses to Public Correspondence, September 30, 2011 ("County Staff Responses"), which document is incorporated herein by this reference. Each topic was also addressed during the public hearing.
33. On October 4, 2011, the Board conducted its duly-noticed public hearing on the project and heard a presentation from Regional Planning staff, testimony from Department of Public Works' ("Public Works") staff, testimony from the permittee and its representatives, and testimony from the public.
34. At the Board's public hearing on the project, staff provided the following testimony in response to questions raised during the public hearing, all of which was also contained in the revised Final Project EIR ("Revised Final Project EIR") and County Staff Responses:
  - A. In response to claims that a 33,000-unit oversupply of approved housing units exists in the Santa Clarita Valley, staff explained that while many of these units may have certain land use approvals, they are not necessarily approved for immediate construction. Therefore, there is no existing oversupply of approved housing in the area.
  - B. Regarding the status of the various Newhall Ranch project approvals, staff explained that since adoption of the Specific Plan in 2003, Newhall Ranch has gone through numerous regional, State, and federal approval processes, including those of the Local Agency Formation Commission, the Regional Board, Fish and Game, U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers ("Corps"). The required federal and State approvals to implement the Specific Plan were issued by Fish and

Game in December 2010 and the Corps in June 2011, in connection with the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan ("RMDP/SCP").

- C. Regarding the spineflower found on Newhall Ranch, staff explained that the Specific Plan resulted in the establishment of two spineflower conservation easement areas which are intended to preserve the spineflower. Additionally, the Spineflower Conservation Plan approved by Fish and Game will ensure that spineflower preserves established within Newhall Ranch will exist in perpetuity, and will be managed and monitored as part of a funded mitigation program established by Fish and Game.
- D. Regarding open space, staff explained that in addition to the open space set aside within each Specific Plan development area, which includes Landmark Village, the Specific Plan provides for two special management areas that include over 5,000 acres of open space.
- E. Regarding the river corridor, staff explained that the project design as revised through the public hearing process reflects the Fish and Game-required riparian buffer, or setback, that will further reduce impacts to sensitive riparian resources within the Santa Clara River corridor, as well as to the spineflower buffer area. Staff further explained that project design features also result in the relocation of development away from sensitive riparian resources. The revised project design eliminates the majority of permanent and temporary impacts to Fish and Game's riparian jurisdiction along the northern and southern banks of the Santa Clara River, except where critical infrastructure is necessary, such as the proposed bridge crossings or where bank protection ties into or is constrained by the location of existing infrastructure (i.e., Long Canyon Road Bridge, SR-126 crossings of the lowermost portions of the Castaic Creek and Chiquito Canyon drainages). As a result of these design changes, the majority of impacts to riparian habitat along the Santa Clara River have been eliminated, resulting in additional open space and a decrease of impact area of 14.7 acres and 11.7 acres, respectively.
- F. Regarding climate change, staff explained that the Revised Final Project EIR contains a global climate change analysis that used the latest and most reliable modeling. This modeling quantified existing emission levels associated with the project site, calculated the increased emissions attributable to the project, and concluded that the increase was not sufficient to support a significance determination. This conclusion was based on the absence of scientific and factual information regarding when particular quantities of greenhouse gas emissions become significant since climate change is a global issue. Staff further explained that the analysis also determined that the project's emissions would not impede the statutory emissions reduction mandate established by AB 32 (i.e., the return to 1990 emission levels by year 2020).

- G. Regarding job generation, staff testified that Landmark Village would generate approximately 3,700 permanent jobs, as well as approximately 6,300 temporary construction jobs, which represents a 2.5 jobs-to-housing ratio. This ratio is significantly higher than the regional average of approximately 1.25.
- H. Regarding water quality, staff explained that in coordination with the Corps, the Regional Board, and the U.S. Environmental Protection Agency, the permittee has committed to a "low-impact development," or LID performance standard requiring the project to allow on-site infiltration and retention of all stormwater runoff from a 3/4-inch storm event. This standard exceeds the County's requirements, reduces water quality impacts of the project, and supplements recycled water availability.
35. Representatives of the Sanitation Districts testified that, as part of the project, an interim treatment of project wastewater would occur at the Valencia WRP based on practical engineering considerations, and that such interim treatment would not conflict with the Specific Plan because the permittee remains obligated to build the Newhall Ranch WRP. The representatives also addressed claims that recent notices of violation issued to the Valencia WRP by the Regional Board prevented the permittee from using the Valencia WRP on an interim basis. The representatives stated that the project's interim use of the Valencia WRP will have no negative impact to the Sanitation Districts' sewerage system or its ability to comply with applicable regulations and address the notices of violation.
36. The Sanitation Districts' representatives testified that wastewater from the project would be of a very similar quality, from a chloride standpoint, to the wastewater presently being treated at the Valencia WRP, which is currently in compliance with chloride discharge requirements. Accordingly, the small fraction of wastewater a day that the project would generate would have no impact on the concentration of chloride discharge. The representatives further testified that the permittee has committed to using chloride reduction treatments specifically for the purpose of removing chloride from its portion of the wastewater flow entering the Valencia WRP. As a result, the permittee's interim use of the Valencia WRP would reduce plant discharge chloride levels.
37. Representatives of the CLWA and VWC testified that CLWA's "pump and treat" program is in place at affected water supply wells and has been successful in containing the spread of perchlorate in the relevant groundwater basin, and that the detection of perchlorate in VWC Well 201 was attributable to the length of time needed to have the "pump and treat" program operating, not to the effectiveness of the program. In this connection, the representatives testified that Well 201, a perchlorate contaminated well, currently is out of service and VWC plans to either abandon the well and establish a replacement well, or install treatment facilities at the well. VWC also is conducting monthly testing of this well in coordination with the State Department of Public Health to track perchlorate levels.

38. Members of the public testified, both in support of and in opposition to the project. Opponents of the project raised concerns regarding increased traffic and air pollution, floodplain impacts and river channelization, wastewater chloride levels, perchlorate, and impacts to biological species. Proponents of the project testified that the project would bring additional jobs to the area, and that the project would preserve open space and cultural resources.
39. In response to public testimony regarding perchlorate detection in VWC Well 201, County staff explained that, based on the Revised Final Project EIR and County Staff Responses, the water supply analysis for the project anticipated that perchlorate potentially could spread to further wells. Further, the CLWA 2010 Urban Water Management Plan ("UWMP") analyzed that possibility and concluded there is adequate water to serve the project and other anticipated and existing customers in the Santa Clarita Valley because there is effective treatment technology and funding available for such treatment. Finally, the project includes appropriate mitigation measures to ensure that adequate water is available for the project.
40. In response to public testimony regarding the presence of the Los Angeles sunflower at the site, County staff explained that the sunflower on Newhall Ranch, which is outside of Landmark Village, is distinct from the Los Angeles sunflower. The Newhall Ranch sunflower and the area within Newhall Ranch in which this sunflower is located will be fully preserved through mitigation measures adopted as part of the Newhall Ranch RMDP/SCP, approved by Fish and Game and the Corps.
41. In response to public testimony regarding the jobs/housing balance related to the project, County staff noted that in addition to providing approximately 21,000 housing units, the Specific Plan will also provide approximately 5.5 million square feet of commercial retail space, which is a job-generating land use.
42. A representative from the California Department of Transportation ("Caltrans") testified that the permittee and Caltrans have reached an agreement regarding infrastructure whereby the permittee will pay its fair-share of the cost to construct road improvements on I-5 and SR-126.
43. The Revised Final Project EIR for Landmark Village is comprised of the following: (a) draft EIR (November 2006), Volumes I-IX, plus Map Box (subsequently replaced by the Re-circulated Draft EIR); (b) Final EIR (November 2007), Volumes I-V; (c) Revised Draft Project EIR (January 2010), Volumes I-XI, plus Map Box, including the November 2007 Final EIR; and (d) Revised Final Project EIR (September 2011).
44. An MMP consistent with the conclusions and recommendations of the Revised Final Project EIR (September 2011) has been prepared. The MMP identifies in detail the manner in which compliance with the measures adopted to mitigate or

avoid potential significant impacts of the project is ensured, and its requirements have been incorporated into the conditions of approval for the project.

45. Construction of the project will include infrastructure enhancements to service the project and the surrounding community.
46. Long Canyon Road and Wolcott Road will be the project's two points of connection from SR-126, with "A" Street as the main "spine" street through the development. Long Canyon Road will be a major highway, providing at least 119 feet of right-of-way north of "A" Street with bike lanes in both directions, as well as an eight-foot-wide sidewalk and varying center planter widths. As part of the project, Long Canyon Road will also cross the Santa Clara River and will be constructed as a 100-foot wide bridge. Wolcott Road will be a secondary highway with 106 feet of right-of-way consisting of four travel lanes, a six-foot parkway and six-foot sidewalk on each side, and a 14-foot wide planter in the center. "A" Street will be a 110-foot-wide right-of-way, with varying widths of improvements.
47. Private driveway lots are proposed within the development, providing internal access to single-family and multi-family neighborhoods and the Village Center and the proposed park.
48. The project incorporates traffic-calming features into the local street system, including curb extensions, chokers, and roundabouts.
49. Access to the site as depicted on the Vesting Map will be adequate for all lots and for the deployment of fire fighting and other emergency service vehicles since the roads are improved pursuant to applicable standards of the County Departments of Fire ("Fire") and Public Works.
50. The project preserves and enhances sensitive habitat, and includes significant open space trail and recreational components. For recreational purposes, two park lots are depicted within the subdivision. A public park of 9.9 acres is proposed to be used jointly with the adjacent elementary school, and a 0.6-acre passive park across "A" Street will be owned and maintained by the project's homeowners' association ("HOA") and open to the public. The passive park will include connections to the Santa Clara River Trail and to a 12-foot-wide trail that travels along the entire length of the Santa Clara River within the development.
51. The project provides a total of 106 open space lots, with 83 lots for open space, 13 lots for open space/water quality basin purposes, two lots for the utility corridor, three lots for future light rail purposes, four lots for trail and bike trail



purposes, and one lot for a recycled water booster pump station. These open space lots are depicted along the northern and southern boundaries of the project, adjacent to SR-126 and the Santa Clara River.

52. CUP II authorizes the import of necessary fill material to raise elevation of the Vesting Map site, which requires an adjustment of the County Floodway boundary to account for changes to the floodplain boundary as a result of flood protection improvements for the project. By elevating the project site out of the floodplain boundary, none of the improvements proposed on the Vesting Map site will be subject to flood hazard or inundation from the river or other nearby drainages. In addition, by elevating the Vesting Map site out of the floodplain boundary and providing bank stabilization where necessary, no housing or other structures will be exposed to flood hazards. The Board further finds that Public Works' conditions of approval for drainage and grading will ensure implementation of CUP II and that the Revised Final EIR Project analyzed the potential impacts of this contemplated action.
53. The site is physically suitable for the type of development and the density being proposed because the property has adequate building sites to be developed in accordance with the grading ordinance, has access to County-maintained streets, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
54. Substantial benefits resulting from implementation of the project outweigh its unavoidable significant effects on visual quality, air quality, solid waste services, and agricultural resources.
55. Mitigation measures, which have been incorporated into the project and included in the MMP, are listed in the Executive Summary of the Revised Final Project EIR, and include mitigation measures originally prescribed within the Program EIR.
56. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Vesting Map.
57. Compatibility with the surrounding land uses will be ensured through the Vesting Map, CUP I, CUP II, and Oak Tree Permit.
58. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

59. In determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and the available fiscal and environmental resources.
60. The approval of certain components of Landmark Village within the SMA/SEA 23 is permitted because such development is consistent with the Specific Plan, the General Plan, and the Area Plan.
61. The requested uses at the proposed locations will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area and would instead provide substantial public benefits. Construction of Long Canyon Road Bridge, which is consistent with the Specific Plan's traffic circulation system, will provide another traveling route for residents and visitors of the Newhall Ranch community. Implementation of a portion of the regional river trail in the location proposed is consistent with the Specific Plan, and will minimize impacts to SEA 23 and avoid conflicts with vehicles.
62. The requested uses at the proposed locations will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. The project-level development proposed within SEA 23 as part of Landmark Village is consistent with the Specific Plan, which the Board determined would not be materially detrimental to the property of others.
63. The requested uses at the proposed locations will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The site is adequate to accommodate the improvements requested within SEA 23 and will accommodate all development features and standards required by the County.
64. The proposed site is adequate in size and shape to accommodate the required development features in order to integrate the project with the uses in the surrounding area. Landmark Village will provide improvements within SEA 23 consistent with the approved Specific Plan and the permittee is not seeking any variances or exceptions to the County's development standards that may affect SEA 23.
65. The proposed site will be adequately served by streets and highways, and other necessary public service facilities. Consistent with the Specific Plan, Landmark Village will include a project level circulation plan depicting the streets and highways required to accommodate the traffic generated by the proposed project. Additionally, all necessary public service facilities are available to meet the needs of the proposed project.

66. The development is designed to be highly compatible with the biotic resources present at the site, and sets aside appropriate and sufficient undisturbed areas for these resources. The proposed improvements were contemplated by and are consistent with the approved Specific Plan and the vast majority of SEA 23 acreage will be left in a natural state, consistent with the Specific Plan.
67. When necessary, fences or walls will be provided to buffer important habitat areas from development. Consistent with the Specific Plan, Landmark Village proposes fences and walls to protect significant habitat within SEA 23. In addition, other mitigation measures and conditions of approval will be adopted to ensure the protection of sensitive biotic resources within the SEA 23 (e.g., shielding of illumination).
68. Consistent with the Specific Plan, the design and location of project roads and utilities will be accomplished so as not to conflict with critical resources, habitat areas, or migratory paths. The majority of roadways and utilities serving Landmark Village will be removed far to the north of SEA 23 and will have no impact on it. The number and location of bridge crossings were established by the Specific Plan in part to minimize impacts on SEA 23 and other sensitive resources. As part of Landmark Village, the Long Canyon Road Bridge crossing will be implemented. All other roads within Landmark Village are designed to parallel SEA and loop back to Long Canyon Road Bridge crossing, or to SR-126. All roads that will be used by daily vehicular traffic will be outside SEA 23. Only minor encroachments from trails and public improvements will occur within the SEA.
69. Landmark Village will have a sufficient circulation network to meet the operational demands of the future community and will be adequately served by public and/or private facilities, including infrastructure such as sewers, storm drains, streets, an elementary school, parks, and shopping venues.
70. As requested by the Plan Amendments, the removal of "A" street as a secondary highway in the General Plan and Area Plan, and the downgrade of "A" Street from a secondary highway to a local collector street in the Specific Plan, is reasonable and proper under the circumstances. The traffic analysis prepared as part of the Revised Final Project EIR for Landmark Village shows that the design of "A" street as a local collector street can accommodate the anticipated traffic volumes for the build-out of Newhall Ranch without compromising connectivity and access within Newhall Ranch. Accordingly, constructing "A" street with a design that meets a secondary highway standard is not necessary or warranted for development under the Specific Plan, and instead designing "A" Street as a local collector street is preferred for purposes of circulation and access within the Newhall Ranch development.
71. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice.

72. A Revised Final Project EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the Revised Final Project EIR, along with its associated Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
73. As stated in the Revised Final Project EIR and the Findings and SOC, implementation of the project will result in unavoidable significant effects on visual quality, air quality, solid waste disposal, and agricultural resources.  
  
However, the Board finds the benefits of the project outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.
74. A MMP consistent with the conclusions and recommendations of the Revised Final Project EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
75. The MMP, prepared in conjunction with the Revised Final Project EIR, identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
76. This project has an impact on fish and wildlife resources and thus is not exempt from Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that the Revised Final Project EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Revised Final Project EIR, and that the Revised Final Project EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the Revised Final Project EIR at the conclusion of its hearing on the project and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are described in those Findings and SOC; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC;

2. Finds that the Plan Amendments are reasonable and proper under the circumstances, and are consistent with the goals, policies, and programs of the General Plan, Specific Plan, and Area Plan; and
3. Adopts General Plan Amendment No. 00-196-(5), Specific Plan Amendment No. 00-196-(5), and Local Plan Amendment No. 00-196-(5), to remove "A" street as a secondary highway from the County highway plan in the General Plan and the circulation plan in the Area Plan; and to re-designate "A" street from a secondary highway to a local collector street in the Specific Plan.

The foregoing resolution was on the 21<sup>st</sup> day of February, 2012, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.

SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By   
Deputy

APPROVED AS TO FORM:

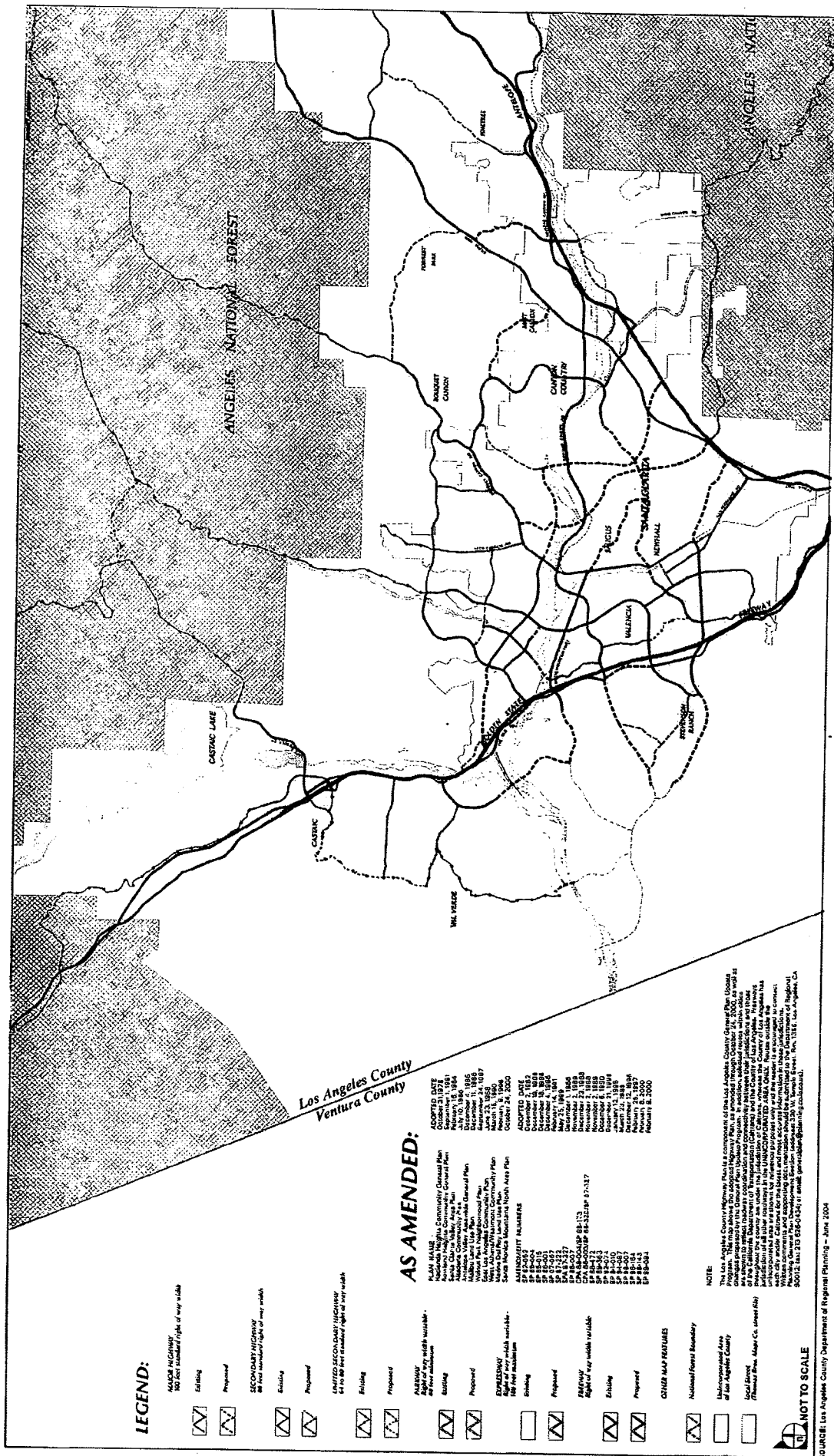
JOHN F. KRATTLI  
Acting County Counsel

By   
Deputy

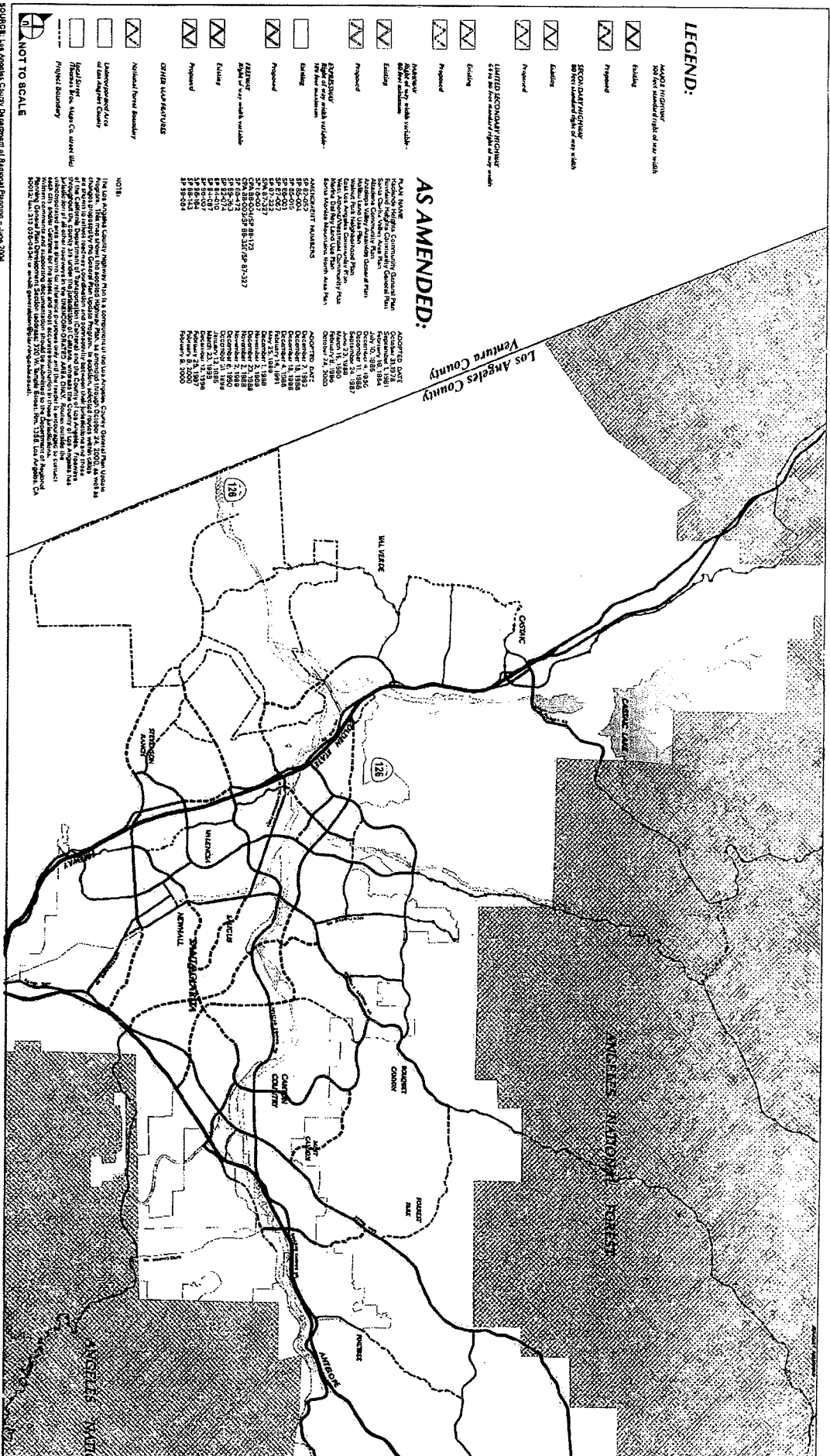


Attachments:  
Map Exhibits

Los Angeles General Plan Highway Designation (Exhibits 1 and 2)  
Santa Clarita Valley Area Plan Circulation Plan (Exhibits 3 and 4)  
Newhall Ranch Specific Plan Circulation Plan (Exhibits 5 and 6)

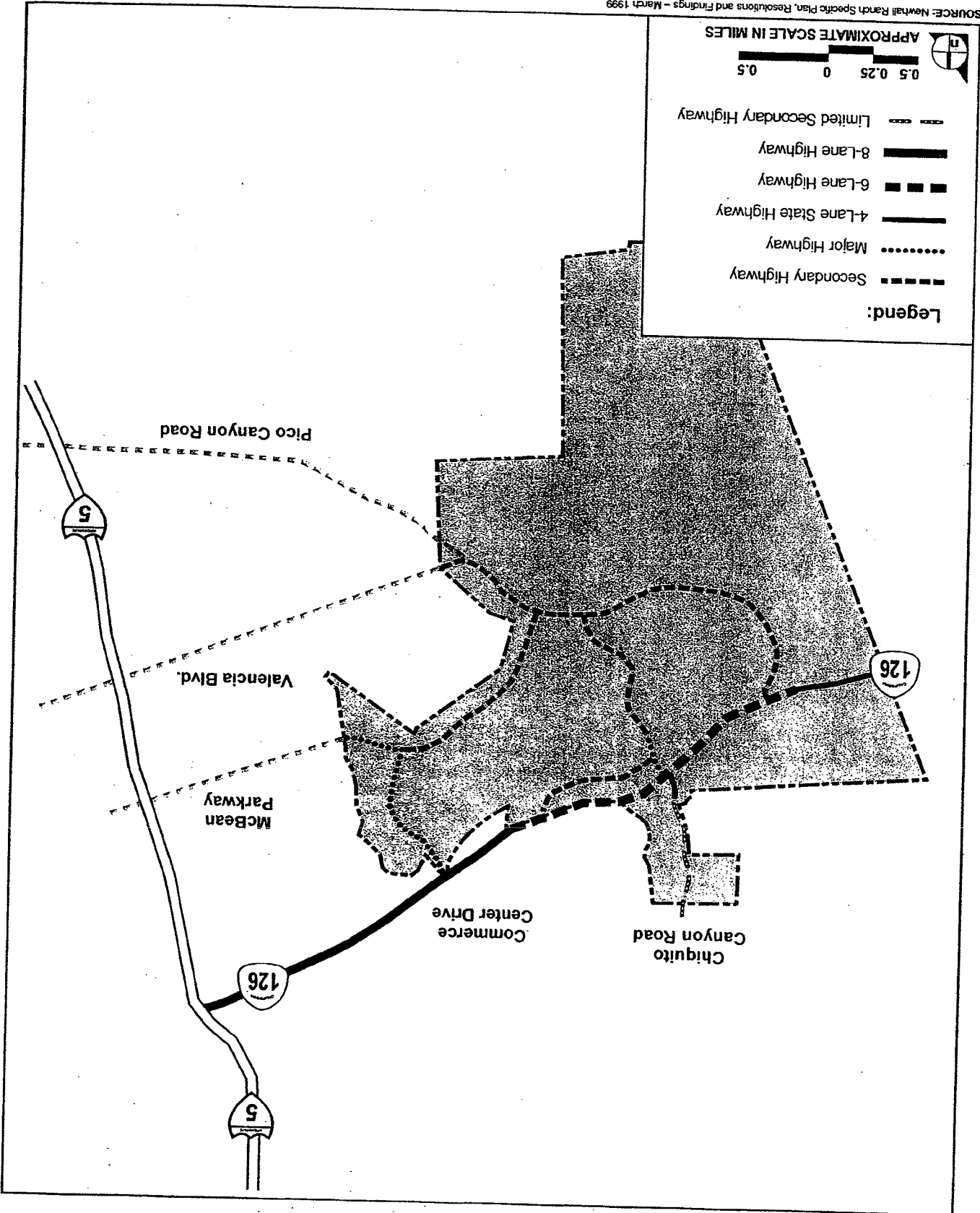


**FIGURE EXHIBIT I**  
**Existing Secondary Highway Designation – General Plan**





SOURCE: Newhall Ranch Specific Plan, Resolutions and Findings - March 1999

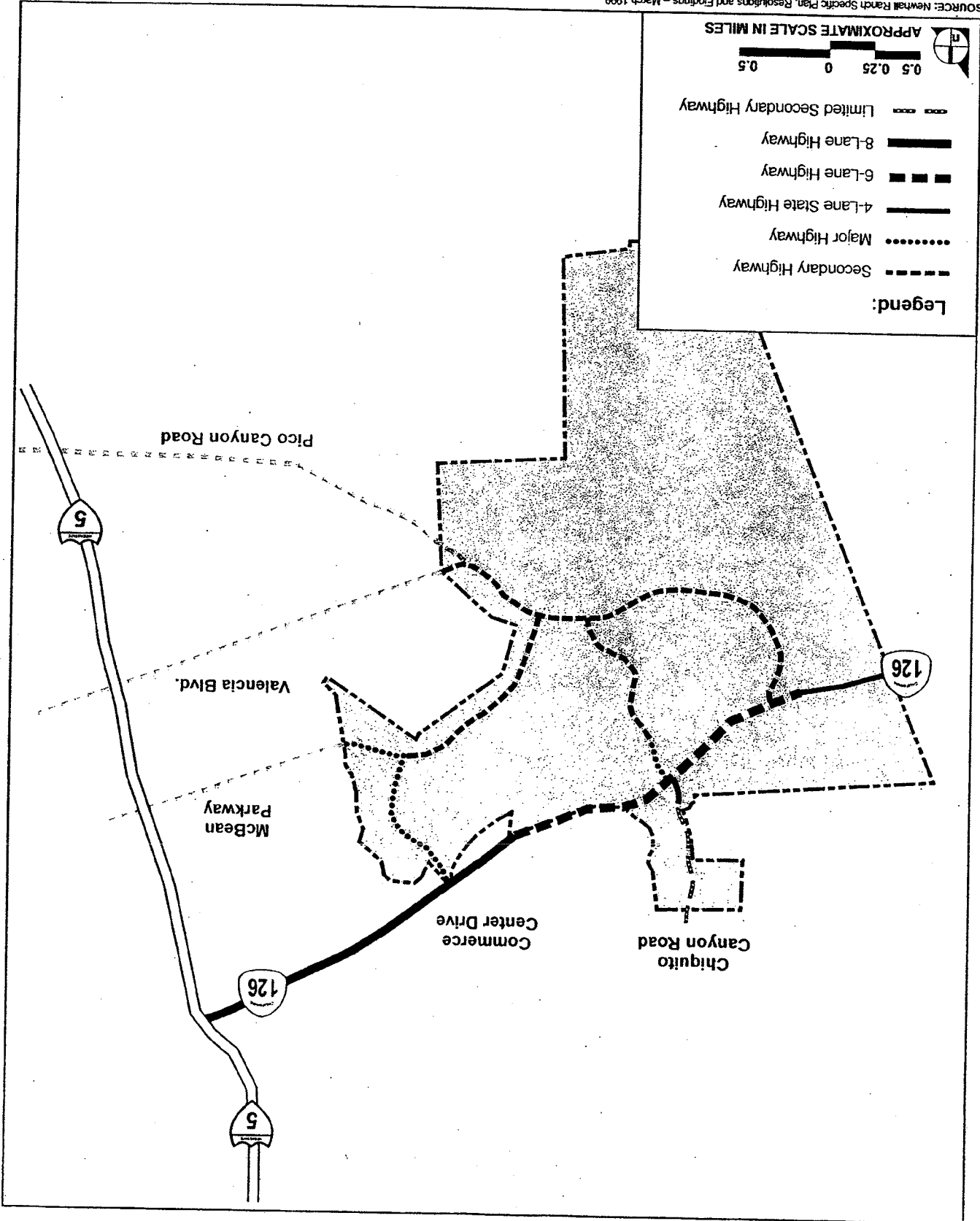




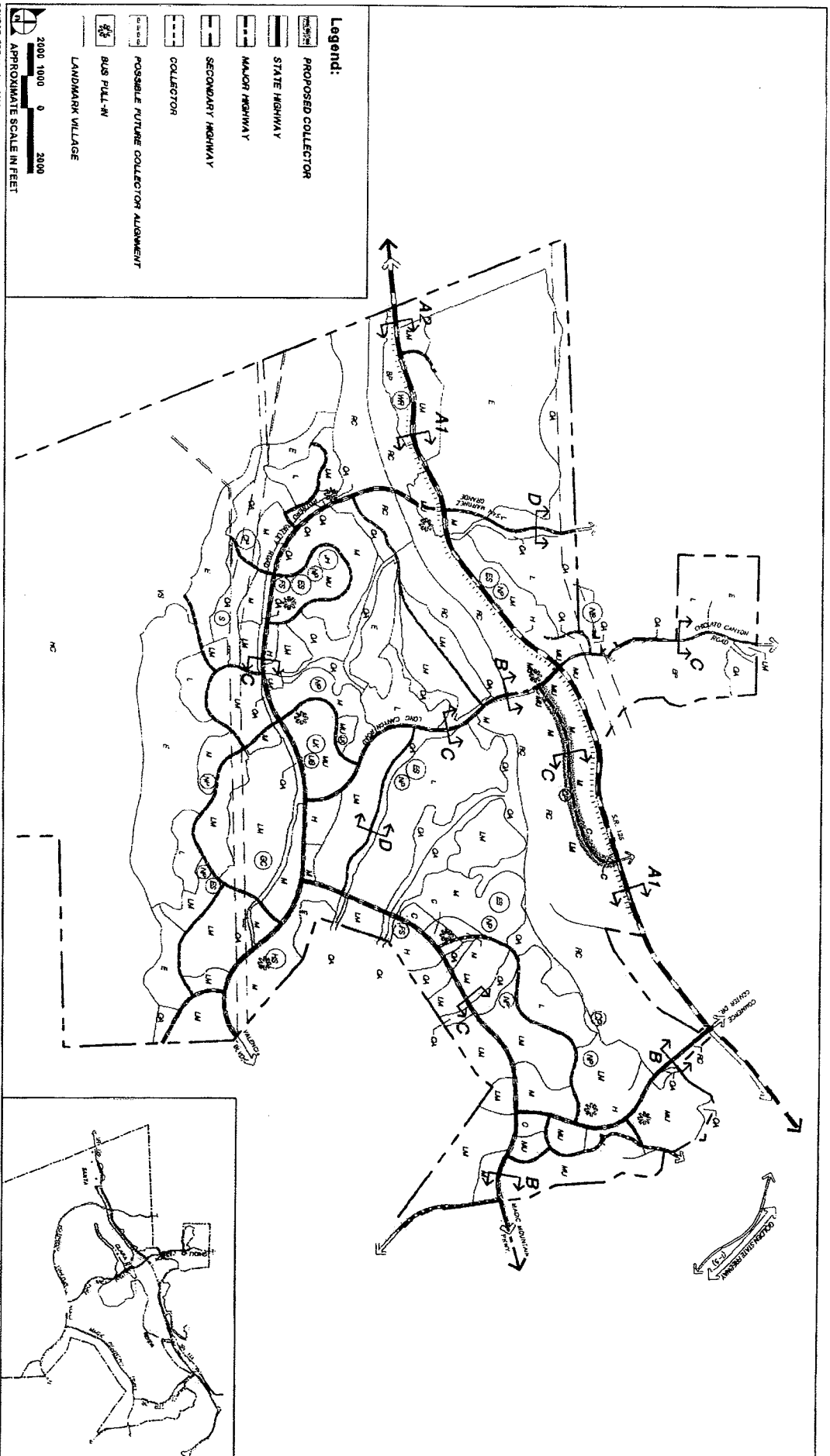
# Santa Clarita Valley Areawide Plan - Circulation Plan - Proposed Amendment

FIGURE EXHIBIT 4

SOURCE: Newhall Ranch Specific Plan, Resolutions and Findings - March 1999







Proposed Collector Street Designation - Master Circulation Plan of Newhall Ranch Specific Plan

## LEGEND:

**MAJOR HIGHWAY**  
100 feet standard right of way width

Existing

Proposed

**SECONDARY HIGHWAY**  
80 feet standard right of way width

Existing

Proposed

**LIMITED SECONDARY HIGHWAY**  
64 to 80 feet standard right of way width

Existing

Proposed

**PARKWAY**  
Right of way width variable -  
80 feet minimum

Existing

Proposed

**EXPRESSWAY**  
Right of way width variable -  
100 feet minimum

Existing

Proposed

**FREEWAY**  
Right of way width variable

Existing

Proposed

### OTHER MAP FEATURES

National Forest Boundary

Unincorporated Area  
of Los Angeles County

Local Street  
(Thomas Bros. Maps Co. street file)

NOT TO SCALE

## AS AMENDED:

**PLAN NAME**  
Hacienda Heights Community General Plan  
Rowland Heights Community General Plan  
Santa Clara Valley Area Plan  
Alhambra Community Plan  
Antelope Valley Areawide General Plan  
Vadillo Land Use Plan  
Walnut Park Neighborhood Plan  
East Los Angeles Community Plan  
West Athens/Westmont Community Plan  
Marina Del Rey Land Use Plan  
Santa Monica Mountains North Area Plan

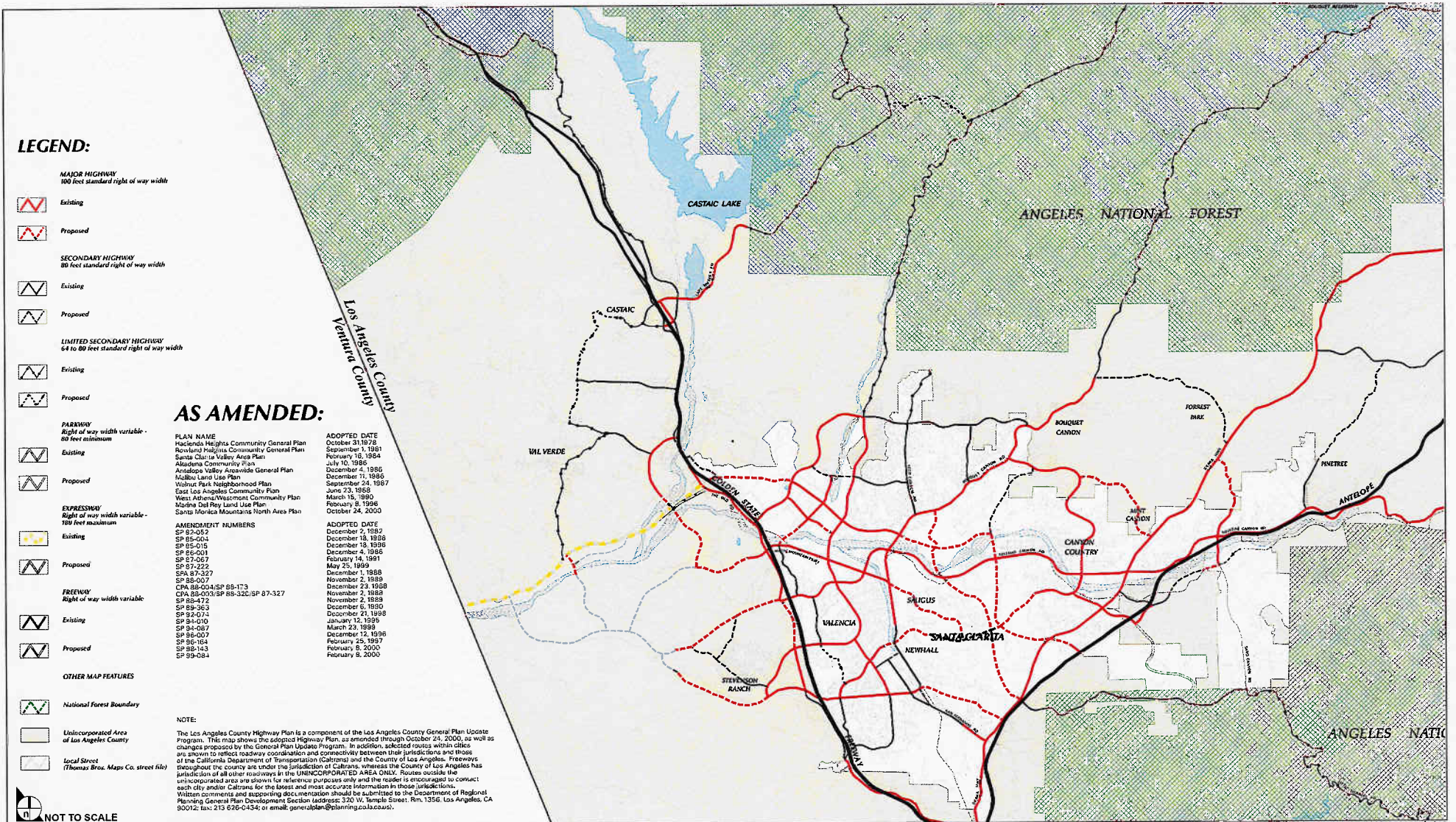
**AMENDMENT NUMBERS**  
SP 87-052  
SP 85-004  
SP 85-015  
SP 86-001  
SP 87-007  
SP 87-222  
SP 87-327  
SP 88-007  
CPA 88-004/SP 88-173  
CPA 88-003/SP 88-322/SP 87-327  
SP 88-472  
SP 88-363  
SP 92-074  
SP 94-010  
SP 94-087  
SP 86-007  
SP 86-104  
SP 88-143  
SP 89-084

**ADOPTED DATE**  
October 31, 1978  
September 1, 1981  
February 18, 1984  
July 10, 1986  
December 4, 1986  
December 11, 1986  
September 24, 1987  
June 23, 1988  
March 15, 1989  
February 8, 1994  
October 24, 2000

**ADOPTED DATE**  
December 2, 1982  
December 18, 1988  
December 18, 1988  
December 4, 1995  
February 14, 1991  
May 25, 1999  
December 1, 1988  
November 2, 1989  
December 22, 1988  
November 2, 1988  
November 2, 1988  
December 6, 1990  
December 21, 1998  
January 12, 1999  
March 23, 1999  
December 12, 1996  
February 25, 1997  
February 8, 2000  
February 8, 2000

### NOTE:

The Los Angeles County Highway Plan is a component of the Los Angeles County General Plan Update Program. This map shows the adopted Highway Plan, as amended through October 24, 2000, as well as changes proposed by the General Plan Update Program. In addition, selected routes within cities are shown to reflect roadway coordination and connectivity between their jurisdictions and those of the California Department of Transportation (Caltrans) and the County of Los Angeles. Freeways throughout the county are under the jurisdiction of Caltrans, whereas the County of Los Angeles has jurisdiction of all other roadways in the UNINCORPORATED AREA ONLY. Routes outside the unincorporated area are shown for reference purposes only and the reader is encouraged to contact each city and/or Caltrans for the latest and most accurate information in those jurisdictions. Written comments and supporting documentation should be submitted to the Department of Regional Planning General Plan Development Section (address: 320 W. Temple Street, Rm. 1356, Los Angeles, CA 90012; fax: 213 626-0434; or email: generalplan@planning.lacounty.gov).



SOURCE: Los Angeles County Department of Regional Planning - June 2004

FIGURE EXHIBIT I

Existing Secondary Highway Designation - General Plan



## LEGEND:

**MAJOR HIGHWAY**  
100 feet standard right of way width



Existing



Proposed

**SECONDARY HIGHWAY**  
80 feet standard right of way width

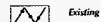


Existing



Proposed

**LIMITED SECONDARY HIGHWAY**  
64 to 80 feet standard right of way width



Existing



Proposed

**PARKWAY**  
Right of way width variable -  
80 feet minimum



Existing



Proposed

**EXPRESSWAY**  
Right of way width variable -  
100 feet minimum



Existing



Proposed

**FREEWAY**  
Right of way width variable



Existing



Proposed

### OTHER MAP FEATURES



National Forest Boundary



Unincorporated Area  
of Los Angeles County



Local Street  
(Thomas Bros. Maps Co. street file)



Project Boundary

NOT TO SCALE

## AS AMENDED:

**PLAN NAME**  
Hacienda Heights Community General Plan  
Rowland Heights Community General Plan  
Santa Clarita Valley Area Plan  
Altadena Community Plan  
Ansdopla Valley Area-wide General Plan  
Malibu Land Use Plan  
Valencia Park Neighborhood Plan  
East Los Angeles Community Plan  
West Athens/Westmont Community Plan  
Marina Del Rey Land Use Plan  
Santa Monica Mountains North Area Plan

**AMENDMENT NUMBERS**  
SP 82-05-2  
SP 85-00-1  
SP 85-01-5  
SP 86-00-1  
SP 87-08-7  
SP 87-22-2  
SP 87-32-7  
SP 88-00-7  
CPA 88-00-4/SP 88-17-3  
CPA 88-00-3/SP 88-32-7/SP 87-32-7  
SP 88-47-2  
SP 88-56-3  
SP 92-07-4  
SP 94-01-0  
SP 94-08-7  
SP 96-00-7  
SP 96-16-4  
SP 98-14-3  
SP 99-08-1

**ADOPTED DATE**  
October 31, 1978  
September 1, 1981  
February 16, 1984  
July 10, 1989  
December 4, 1986  
December 11, 1988  
September 24, 1987  
June 23, 1988  
March 15, 1990  
February 9, 1996  
October 24, 2000

**ADOPTED DATE**  
December 2, 1982  
December 18, 1988  
December 18, 1988  
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January 12, 1995  
March 23, 1999  
December 12, 1996  
February 25, 1987  
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February 8, 2000

### NOTE:

The Los Angeles County Highway Plan is a component of the Los Angeles County General Plan Update Program. This map shows the adopted Highway Plan, as amended through October 24, 2000, as well as changes proposed by the General Plan Update Program. In addition, selected routes within cities are shown to reflect roadway coordination and connectivity between their jurisdictions and those of the California Department of Transportation (Caltrans) and the County of Los Angeles. Freeways of the County of Los Angeles are shown in the UNINCORPORATED AREA ONLY. Routes outside the unincorporated areas are shown for reference purposes only and the reader is encouraged to contact each city and/or Caltrans for the latest and most accurate information in those jurisdictions. Written comments and supporting documentation should be submitted to the Department of Regional Planning General Plan Development Section (address: 330 W. Temple Street, Rm. 1356, Los Angeles, CA 90012; fax: 213 626-0434; or email: generalplan@planning.lacounty.gov).

SOURCE: Los Angeles County Department of Regional Planning - June 2004



32-92A-10/07

FIGURE EXHIBIT 2

Los Angeles County General Plan - Highway Policy Map - Proposed Amendment

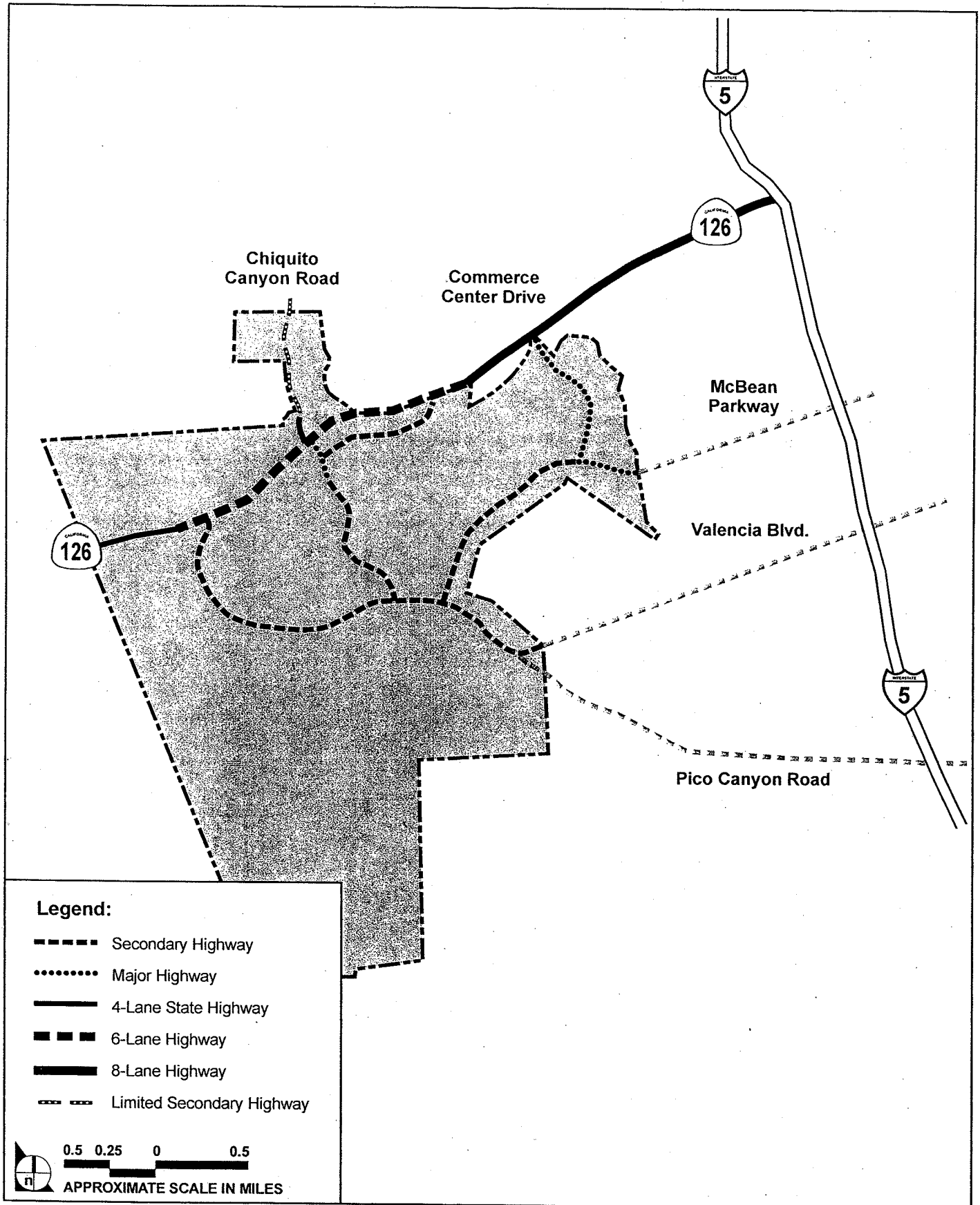
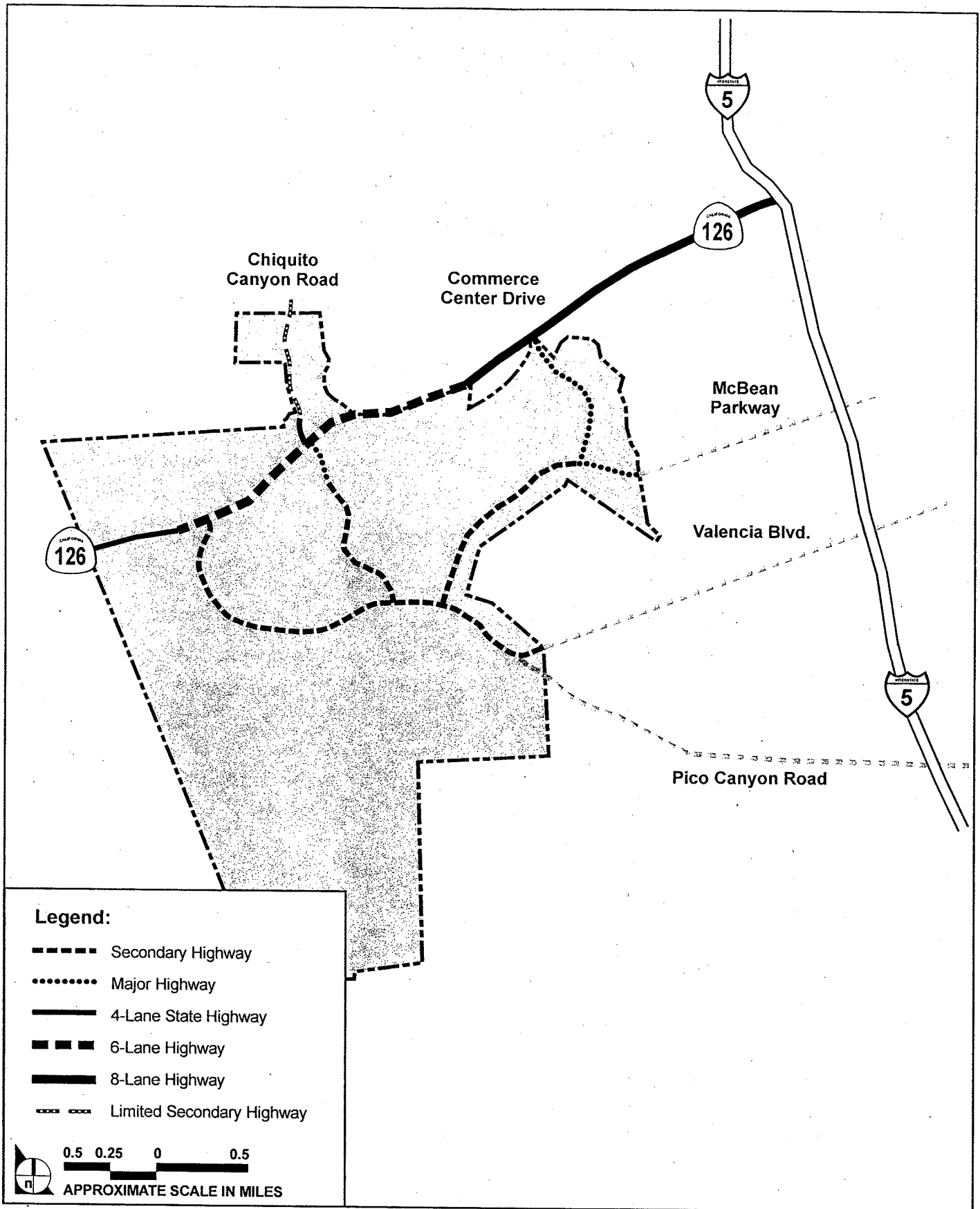


FIGURE **EXHIBIT 3**

## Santa Clarita Valley Areawide Plan – Circulation Plan



SOURCE: Newhall Ranch Specific Plan, Resolutions and Findings – March 1999

FIGURE **EXHIBIT 4**

# Santa Clarita Valley Areawide Plan – Circulation Plan – Proposed Amendment



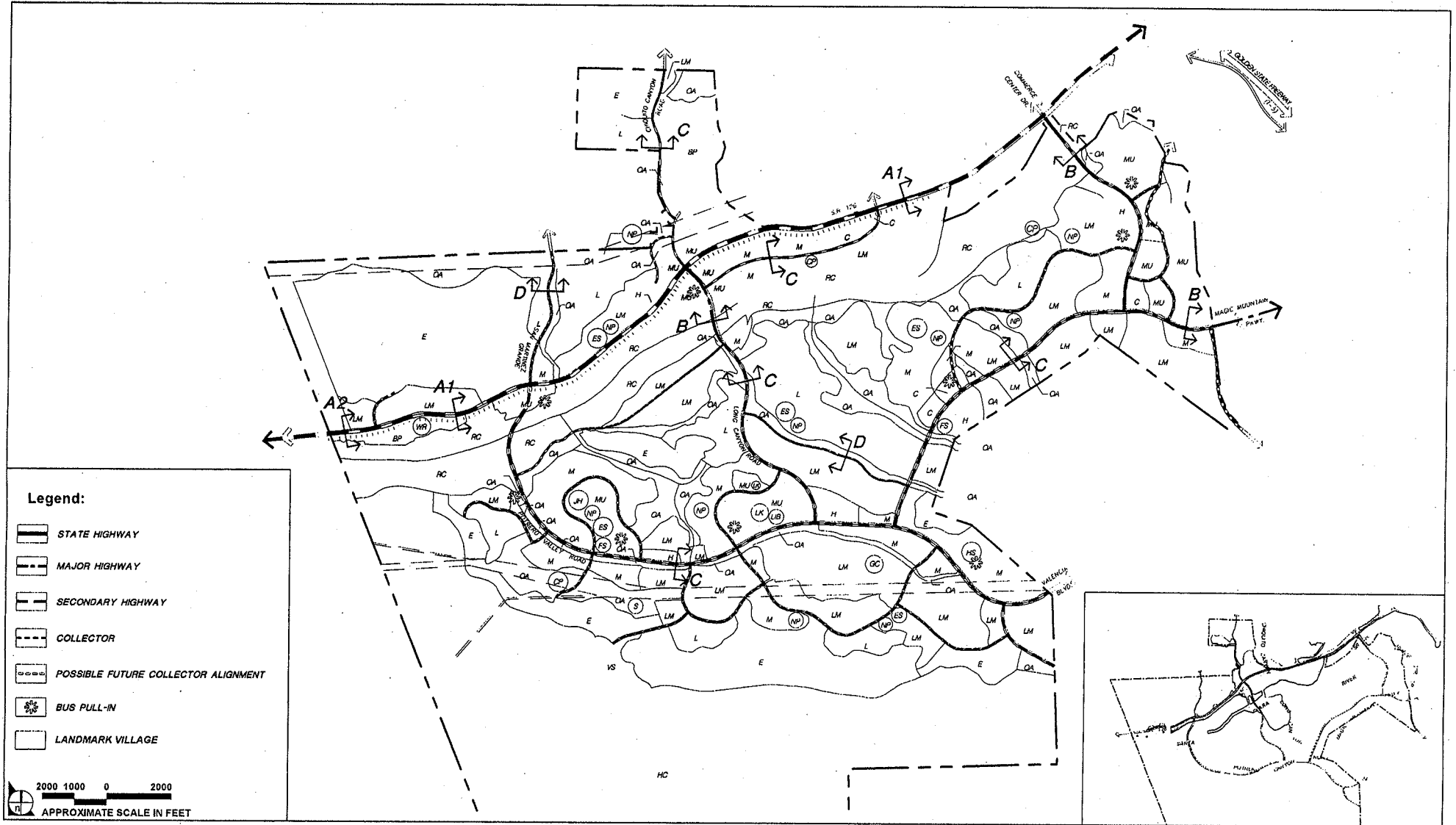


FIGURE EXHIBIT 5

Existing Secondary Highway Designation—Master Circulation Plan of Newhall Ranch Specific Plan



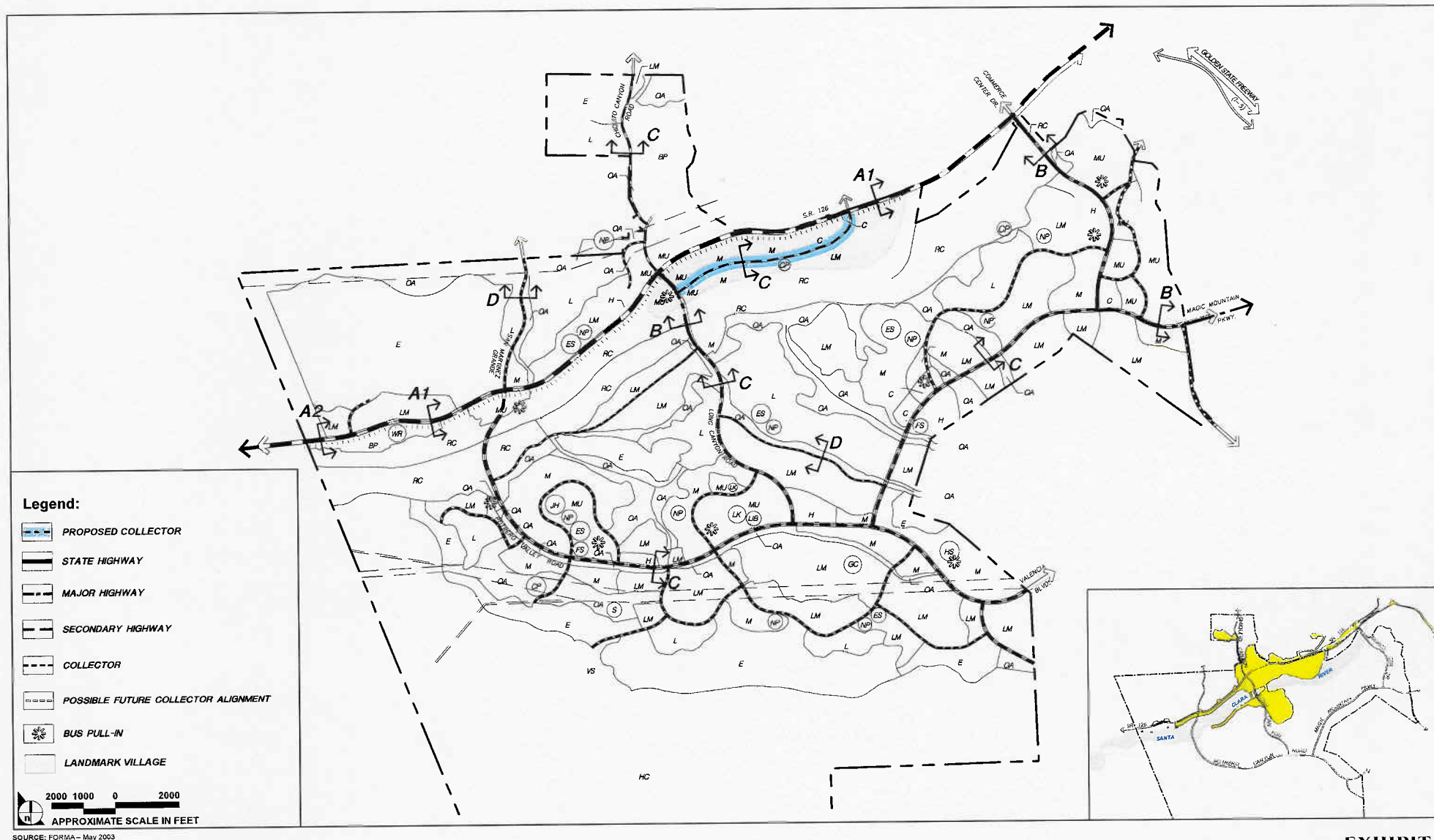


FIGURE EXHIBIT 6

Proposed Collector Street Designation – Master Circulation Plan of Newhall Ranch Specific Plan